

PROPOSED COUNCIL STUDY ISSUE

For Calendar Year: 2004

Continuing ☐

New ☒

Previous Year (below line/defer) ☐

Issue: Second story side yard setbacks relative to first story

Lead Department: Community Development

General Plan Element or Sub-Element: Community Design Sub-Element

1. What are the key elements of the issue? What precipitated it?

This issue originates from concerns about the aesthetics of two-story single family homes and duplexes. Although the current Sunnyvale Municipal Code requires a minimum first-story side yard setback that is 3 feet more than the minimum required second-story setback, the setbacks are specified independently for the first and second stories. In its current form, the code allows a first story and second story to have the same setbacks, which means that a second story can be constructed with no inset from the first story.

The study will examine the impacts of requiring a second-story inset from the first story of single family homes and duplexes, and identify potential regulations or policies that could address these impacts.

2. How does this relate to the General Plan or existing City Policy?

Community Design Sub-Element

C.5.h Continue to require additional setbacks for new construction when necessary to preserve the light, air views and privacy of adjoining residential properties.

Land Use and Transportation Element

N1.4 Preserve and enhance the high quality character of residential neighborhoods.

3. Origin of issue:

Councilmember: _____

General Plan: _____

Staff: _____

BOARD or COMMISSION

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>
Housing & Human Svcs	<input type="checkbox"/>		

Board / Commission Ranking/Comment:

_____ Board / Commission ranked _____ of _____

4. Due date for Continuing and Mandatory issues (if known): _____
5. Multiple Year Project? Yes ☐ No ☒ Expected Year of Completion 2004
6. Estimated work hours for completion of the study issue.
- (a) Estimated work hours from the lead department 200
- (b) Estimated work hours from consultant(s): _____
- (c) Estimated work hours from the City Attorney's Office: 40
- (d) List any other department(s) and number of work hours:
 Department(s): _____
- Total Estimated Hours: 240
7. Expected participation involved in the study issue process?
- (a) Does Council need to approve a work plan? Yes ☐ No ☒
- (b) Does this issue require review by a Board/Commission? Yes ☒ No ☐
 If so, which Board/Commission? Planning Commission
- (c) Is a Council Study Session anticipated? Yes ☐ No ☒
- (d) What is the public participation process?

A focus meeting with the public may be held to hear concerns and understand the expectations of residential property owners. Standard noticing and advertisements will be a part of this process.

8. Estimated Fiscal Impact:

Cost of Study	\$ 0
Capital Budget Costs	\$ 0
New Annual Operating Costs	\$ 0
New Revenues or Savings	\$ 0
10 Year RAP Total	\$ 0

9. Staff Recommendation

- ☐ Recommended for Study
- ☐ Against Study
- ☒ No Recommendation

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

reviewed by

Department Director

Date

approved by

City Manager

Date